



# BOARD OF ZONING ADJUSTMENTS

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Final Agenda

November 9, 2015

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## **MEETING INFORMATION**

### **Location**

#### **Homeland Security Conference Room**

8<sup>th</sup> Floor, Room 8E10  
City Hall  
1300 Perdido Street  
New Orleans, Louisiana

### **Time**

10:00 a.m.  
*Decision Appeals are heard  
after 1 p.m.*

### **Board Members**

Candice M. Forest – Chair

Todd C. James – Vice Chair

Thomas McCall Screen

Jaime Ramiro Diaz

Alfonso Gonzalez II

Myra Bercy

Mary Harper Malone

The general public cannot speak  
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **November 19, 2015.**

### General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the Lucite box in the far wall in the Council Chambers. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

### Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

- A. Call to Order, Roll Call, Adoption of Minutes, Communications and Reading of Hearing Rules
- B. Consideration – Adoption of the 2016 & 2017 Board of Zoning Adjustments Meeting Schedules
- C. BZA Dockets – Former Comprehensive Zoning Ordinance<sup>1</sup> - Unfinished Business

**ITEM 1 – Docket Number: 157-15**

**Applicant or Agent:** Lawrence J. Springer, John F. Wheelock, Jr. and Melissa G. Wheelock  
**Property Location:** 2031 State Street **Zip:** 70118  
**Bounding Streets:** State St., Feret St., Richmond Pl., & Loyola Av.  
**Former Zoning:** RS-2 Single-Family Residential District  
**Current Zoning:** HU-RS Historic Urban Single-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** Bloomingdale  
**Proposed Use:** Single-Family Residence **Lot Number:** B  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 15, Section 15.2.3, and Article 15, Section 15.6.6 of the former Comprehensive Zoning Ordinance (CZO).

**Request:** This request is to permit two (2) parking spaces in the front yard and excessive paving of the required front yard area. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 15.2.3 – Parking in Front Yards**

Required: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 15.6.6 – Limitation of Pavement of Required Front Yard Areas**

Required: ≤ 40%      Provided: 51% (540 sq. ft.)      Waiver: 11% (120 sq. ft.)



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<sup>1</sup> The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

**ITEM 2 – Docket Number: 169-15**

**Applicant or Agent:** Magazine Race, LLC  
**Property Location:** 1476 Magazine Street **Zip:** 70130  
**Bounding Streets:** Magazine St., Race St., Constance St., & Euterpe St.  
**Former Zoning:** B-1A Neighborhood Business District  
**Current Zoning:** HU-B1 Neighborhood Business District  
**Historic District:** Lower Garden District (Local HD) **Planning District:** 2  
**Existing Use:** Parking Lot **Square Number:** 144  
**Proposed Use:** Multi-Family Residence **Lot Number:** 1, 2

**Request Citation:** This request is for special exceptions from the provisions of Article 5, Section 5.5.7 (Table 5.E) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a multi-family residence with insufficient side yard setback and insufficient rear yard setback.

**Requested Waivers:**

**Section 5.5.7 (Table 5.E) – Side Yard Setback**

Required: 5'                      Provided: 3'-6"                      Waiver: 1'-6"

**Section 5.5.7 (Table 5.E) – Rear Yard Setback**

Required: 20'                      Provided: 0'                      Waiver: 20'



**ITEM 3 – Docket Number: 170-15**

**Applicant or Agent:** Gwendolyn A. Bordenave  
**Property Location:** 301-303 S. Alexander Street **Zip:** 70119  
**Bounding Streets:** S. Alexander St., Murat St., Palmyra St., & Banks St.  
**Former Zoning:** RD-3 Two-Family Residential District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Single-Family Residence **Square Number:** 804  
**Proposed Use:** Two-Family Residence **Lot Number:** 25  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.6.7 (Table 4F) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a two-family residence with insufficient minimum lot area, minimum lot width, minimum corner side yard width, minimum interior side yard width, minimum aggregate side yard width, and minimum rear yard depth.

**Requested Waivers:****Section 4.6.7 (Table 4.F) – Minimum Lot Area**

Required: 3,600 sq. ft.    Provided: 3,141.6 sq. ft.    Waiver: 458.4 sq. ft.

**Section 4.6.7 (Table 4.F) – Minimum Lot Width**

Required: 30'    Provided: 28'    Waiver: 2'

**Section 4.6.7 (Table 4F) – Minimum Corner Side Yard Width**

Required: 1'    Provided: 6"    Waiver: 6"

**Section 4.6.7 (Table 4F) – Minimum Interior Side Yard Width**

Required: 3'    Provided: 2'-6"    Waiver: 6"

**Section 4.6.7 (Table 4F) – Minimum Aggregate Side Yard Width**

Required: 20%    Provided: 10.71%    Waiver: 9.29%

**Section 4.6.7 (Table 4F) – Minimum Rear Yard Depth**

Required: 20'    Provided: 5'    Waiver: 15'



**ITEM 4 – Docket Number: 171-15**

**Applicant or Agent:** Mary-Jo Webster  
**Property Location:** 1148 Moss Street **Zip:** 70119  
**Bounding Streets:** Moss St., Bell St., Hagan Ave., & St. Philip St.  
**Former Zoning:** RD-2 Two-Family Residential District  
**Current Zoning:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** Esplanade Ridge **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 464  
**Proposed Use:** Single-Family Residence **Lot Number:** 3A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 4, Section 4.5.7 (Table 4.E) and Article 15, Section 15.6.1 of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a single-family residence with insufficient rear yard depth and excessive fence height.

**Requested Waivers:****Section 4.5.7 (Table 4.E) – Minimum Rear Yard Depth**

Required: 20'      Provided: 14'      Waiver: 6'

**Section 15.6.1 – Fence Height**

Required: 7'      Provided: 10'      Waiver: 3'

**ITEM 5 – Docket Number: 173-15**

**Applicant or Agent:** 2223 Carondelet, LLC  
**Property Location:** 2223 Carondelet Street **Zip:** 70113  
**Bounding Streets:** Carondelet St., Jackson Ave., Philip St., & Brainard St.  
**Former Zoning:** RM-4 Multiple-Family Residential District  
**Current Zoning:** HU-RM1 Historic Urban Multi-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 243  
**Proposed Use:** Multi-Family Residence **Lot Number:** 15  
**Project Planner:** Brittany B DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 4, Section 4.12.7 (Table 4.L) of the former Comprehensive Zoning Ordinance.

**Request:** To permit the construction of an 18 unit multi-family residence with insufficient lot area per dwelling unit.

**Requested Waiver:****Section 4.12.7 (Table 4.L) – Lot Area Per Dwelling Unit**

Required: 1,000 sq. ft.      Provided: 878.5 sq. ft.      Waiver: 121.5 sq. ft



**D. BZA Dockets – Former Comprehensive Zoning Ordinance<sup>2</sup> - New Business**

**ITEM 6 – Docket Number: 184-15**

**Applicant or Agent:** Susan Neely  
**Property Location:** 1421 N. Robertson Street **Zip:** 70116  
**Bounding Streets:** N. Robertson St., Esplanade Av., Kerlerec St., & N. Claiborne Av.  
**Former Zoning:** HMC-2 Historic Marigny/Tremé Commercial District  
**Current Zoning:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Treme **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 629  
**Proposed Use:** Restaurant **Lot Number:** 1  
**Project Planner:** Larry Massey (lwmassey@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 15, Section 15.2.1 (Table 15.A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a restaurant with insufficient off-street parking.

**Requested Waivers**

**Section 15.2.1 (Table 15.A) – Off-Street Parking**

Required: 9 Spaces      Provided: 0 Spaces      Waiver: 9 Spaces

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<sup>2</sup> The former Comprehensive Zoning Ordinance (CZO) was rendered ineffective as of August 12, 2015 with the adoption of a new Comprehensive Zoning Ordinance (CZO), however complete building applications prior to the adoption of the new CZO require zoning review and regulation under the former CZO.

**E. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>3</sup> - Unfinished Business****ITEM 7 – Docket Number: 175-15**

**Applicant or Agent:** Michael Hanner  
**Property Location:** 6235-6237 Pasteur Boulevard **Zip:** 70122  
**Bounding Streets:** Pasteur Blvd., New York St., Vermillion Blvd., & Robert E. Lee Blvd.  
**Zoning District:** S-RD Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 6  
**Existing Use:** Two-Family Residence **Square Number:** 4  
**Proposed Use:** Two-Family Residence **Lot Number:** 21  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2), and Article 22, Section 22.8.B.1(b), Section 22.11.B1, Section 22.11.B1.a.i, Section 22.11.B1.a.ii, Section 22.11.D.1&2, and Section 22.11.D.3 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit two (2) off-street parking spaces in a required front yard with excessive impervious surface, excessive number of curb cuts, insufficient setback for curb cuts, and insufficient setback for the parking pad. **(AFTER THE FACT)**

**Requested Waiver:****Section 13.3.A.1 (Table 13-2) - Maximum Impervious Surface - Front Yard**

Permitted: 40%      Provided: 60%      Waiver: 20%

**Section 22.8.B.1(b) - Permitted Vehicle Parking Locations (Residential Uses - Front Yard)**

Permitted: 0 Spaces      Provided: 2 Spaces      Waiver: 2 Spaces

**Section 22.11.B.1 - Curb Cuts (Number of allowed curb cuts)**

Permitted: 1 curb cut      Provided: 2 curb cuts      Waiver: 1 curb cut

**Section 22.11.B.1.a.i - Curb Cuts (Circular Drive – Parking Space in Front Yard)**

Required: 0 spaces in front yard      Provided: 1 space      Waiver: 1 space

**Section 22.11.B.1.a.ii - Curb Cuts (Circular Drive – Setback from side lot line)**

Required: 3' setback (Robert E. Lee)      Provided: 0' setback      Waiver: 3'

Required: 3' setback (New York St.)      Provided: 1.15' setback      Waiver: 1.85'

**Section 22.11.D.1&2 - Parking Pad Design (Location)**

Permitted: 0 spaces in front yard      Provided: 1 space      Waiver: 1 space

**Section 22.11.D.3 - Parking Pad Design (Setback from lot lines)**

Required: 3' setback from lot line      Provided: 0' setback      Waiver: 3'



<sup>3</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 8 – Docket Number: 177-15**

**Applicant or Agent:** Kamal Dali  
**Property Location:** 6186-6188 Bellaire Drive **Zip:** 70124  
**Bounding Streets:** Bellaire Dr., 18th St., 20th St, & 17th St. Canal  
**Zoning District:** S-LRS1 Lakeview Single-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** NA  
**Proposed Use:** Single-Family Residence **Lot Number:** 145, 145A  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.AA.1 and Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with excessive front yard stair projection and front yard paving. **(AFTER THE FACT)**

**Requested Waivers:**

**Section 13.3.A.1 (Table 13-2) – Front Yard Paving**

Permitted: 40% (368 sq. ft.) Proposed: 70% (644 sq. ft.) Waiver: 30% (276 sq. ft.)

**Section 21.6.AA.1 – Porches and Steps and Stoops (Stair Projection)**

Required: 6' Proposed: 8' Waiver: 2'



**ITEM 9 – Docket Number: 178-15**

**WITHDRAWN**

**Applicant or Agent:** Controlled Entropy Rosedale LLC  
**Property Location:** 801 Rosedale Drive **Zip:** 70124  
**Bounding Streets:** Rosedale Dr., Conti St., & Clayton Ave.  
**Zoning District:** S-LB2 Lake Area Neighborhood Business District  
**Overlay District:** GC Greenway Corridor Design Overlay  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Police Station **Square Number:** 240  
**Proposed Use:** Restaurant **Lot Number:** A  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance.

**Request:** To permit a restaurant with insufficient off-street parking.

**Requested Waiver:**

**Section 22.4.A (Table 22-1) – Required Off-Street Vehicle Parking Spaces**

Required: 7 Spaces Provided: 2 Spaces (3 grandfathered) Waiver: 2 spaces



**ITEM 10 – Docket Number: 181-15**

**Applicant or Agent:** Mickey P. Landry  
**Property Location:** 1328 Nashville Avenue **Zip:** 70115  
**Bounding Streets:** Nashville Ave., Pitt St., Eleonore St., & Prytania St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Overlay District:** N/A  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Single-Family Residence **Square Number:** 48  
**Proposed Use:** Single-Family Residence **Lot Number:** 1-A, 3-A  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 21, Section 21.6.A.6 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an accessory structure with excessive height.

**Requested Waiver:**

**Section 21.6.A.6 – Accessory Structures (Height)**

Permitted: 14'      Provided: 19' 6"      Waiver: 5' 6"



**F. BZA Dockets – Current Comprehensive Zoning Ordinance<sup>4</sup> - New Business**

**ITEM 11 – Docket Number: 185-15**

**Applicant or Agent:** Eric Blake  
**Property Location:** Lot 4A, 4500 Block of Marais Street      **Zip:**  
**Bounding Streets:** Marais St., Kentucky St., Urquhart St., & Japonica St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A      **Planning District:** 7  
**Existing Use:** Vacant Lot      **Square Number:** 467  
**Proposed Use:** Single-Family Residence      **Lot Number:** 4-A  
**Project Planner:** Dubravka Gilic (dgilic@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.2 and Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with an excessive front yard depth and an insufficient rear yard depth.

**Requested Waivers:**

**Section 11.3.A.2 –Front Yard Build-To Line Requirement**

Required: 20'      Provided: 73'-6"      Waiver: 53'-6"

**Section 11.3.A.1 (Table 11-2A) - Rear Yard**

Required: 15'      Provided: 3'-6"      Waiver: 11'-6"



<sup>4</sup> The new Comprehensive Zoning Ordinance became effective August 12, 2015.

**ITEM 12 – Docket Number: 186-15**

**Applicant or Agent:** Adrienne Trahan, Patrick Brewster  
**Property Location:** 6220 Camp Street **Zip:** 70118  
**Bounding Streets:** Camp St., Calhoun St., Magazine St., & Henry Clay Av.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 30  
**Proposed Use:** Single-Family Residence **Lot Number:** 12  
**Project Planner:** Brooke Perry (btperry@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.2, Article 11, Section 11.3.A.1 (Table 11-2A), and Article 21, Section 216.P.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with an excessive front yard depth, excessive height and with a garage that comprises more than fifty percent (50%) of the front façade.

**Requested Waivers:****Section 11.3.A.2 –Front Yard Build-To Line Requirement**

Required: 2'                      Provided: 14'-11 5/16"                      Waiver: 12'- 11/16"

**Section 11.3.A.1 (Table 11-2A) - Maximum Building Height**

Required: 35'                      Provided: 40'-3"                      Waiver: 5'-3"

**Section 21.6.P.1 - Attached Garages**

Required: ≤50% of façade Provided: 100%                      Waiver: 50%

**ITEM 13 – Docket Number: 187-15**

**Applicant or Agent:** Julie Simpson, Petite Urbania, LLC  
**Property Location:** 1517 Terpsichore Street **Zip:** 70130  
**Bounding Streets:** Terpsichore St., St. Charles Ave., Melpomene St., & Prytania St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Lower Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 194  
**Proposed Use:** Single-Family Residence **Lot Number:** 10  
**Project Planner:** Sabine Lebailleux (selebailleux@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the former Comprehensive Zoning Ordinance.

**Request:** This request is to permit the expansion of a single-family residence creating insufficient rear yard setback.

**Requested Waiver:****Section 11.3.A.1 (Table 11.2A) – Residential Districts Bulk & Yard Regulations (Rear Yard)**

Required: 15'                      Provided: 3'                      Waiver: 12'



**ITEM 14 – Docket Number: 188-15**

**Applicant or Agent:** Lee Ledbetter & Associates  
**Property Location:** 2306 Camp Street **Zip:** 70130  
**Bounding Streets:** Camp St., Phillip St., Magzaine St., & First St.  
**Zoning District:** HU-RD1 Two-Family Residential District  
**Historic District:** Garden District **Planning District:** 2  
**Existing Use:** Single-Family Residence **Square Number:** 147  
**Proposed Use:** Single-Family Residence **Lot Number:** 12-A-1  
**Project Planner:** Valerie McMillan (vamcmillan@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2B) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of an addition onto an existing single-family residence, resulting in insufficient rear yard depth.

**Requested Waivers:****Section 11.3.A.1 (Table 11-2B) – Rear Yard Depth**

Required: 18'                      Provided: 8'1"                      Waiver: 9'11"

**ITEM 15 – Docket Number: 189-15****WITHDRAWN**

**Applicant or Agent:** Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.  
**Property Location:** 3139 Constance Street (Lot 3) **Zip:** 70115  
**Bounding Streets:** Magazine St., Harmony St., Constance St., & Ninth St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 124  
**Proposed Use:** Single-Family Residence **Lot Number:** 3  
**Project Planner:** Kelly Butler (kgbutler@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum lot depth and insufficient minimum rear yard depth.

**Requested Waivers:****Section 11.3.A.1 (Table 11-2A) - Lot Depth**

Required: 90'                      Provided: 57'                      Waiver: 33'

**Section 11.3.A.1 (Table 11-2A) - Rear Yard**

Required: 15'                      Provided: 11.4'                      Waiver: 11.4'

**Section 11.3.A.1 (Table 11-2A) – Maximum Lot Coverage**

Required: 40%                      Provided: 59%                      Waiver: 19%



**ITEM 16 – Docket Number: 190-15**

**Applicant or Agent:** Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.  
**Property Location:** 3139 Constance Street (Lot 4) **Zip:** 70115  
**Bounding Streets:** Ninth St., Magazine St., Harmony St., & Constance St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 124  
**Proposed Use:** Single-Family Residence **Lot Number:** 4  
**Project Planner:** Nicholas Kindel (njkindel@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 11, Section 11.3.A.1, Article 21, Section 21.6.A.3, and Article 21, Section 21.6.A.8 of the current Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a single-family residence with insufficient minimum corner side yard width and an accessory structure with excessive rear yard coverage and insufficient rear yard setback.

**Requested Waiver:**

**Section 11.3.A.1 – Corner Side Yard for Single-Family and Two-Family Dwellings**

Required: 3.2'                      Provided: 0'                      Waiver: 3.2'

**Section 21.6.A.3 – Accessory Structure Rear Yard Coverage**

Required: 40% (172 sq. ft.)      Provided: 60% (260 sq. ft.)      Waiver: 20% (88 sq. ft.)

**Section 21.6.A.8 – Accessory Structure Rear Yard Setback**

Required: 3'                      Provided: 0'                      Waiver: 3'



**ITEM 17 – Docket Number: 191-15**

**Applicant or Agent:** Sarpy Development, LLC, Ruppert N. Kohlmaier, Jr.  
**Property Location:** 3139 Constance Street (Lot 5) **Zip:** 70115  
**Bounding Streets:** Harmony St., Magazine St., Ninth St., & Constance St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** Irish Channel **Planning District:** 2  
**Existing Use:** Vacant Lot **Square Number:** 124  
**Proposed Use:** Single-Family Residence **Lot Number:** 5  
**Project Planner:** Danica Adams (dcadams@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 11, Section 11.3.A.1 (Table 11-2A) for minimum corner side yard width, Article 21, Section 21.6.A (3) for rear yard coverage of accessory structure, and Article 21, Section 21.6.A (8) for the location of accessory structure relative to the rear lot line, of the Comprehensive Zoning Ordinance.

**Request:**

This request is to permit the construction of a single-family residence with insufficient minimum corner side yard width, insufficient curb cut setback from the side lot line, excessive rear yard coverage of accessory structure, and insufficient setback of accessory structure from the rear lot line.

**Requested Waivers:**

**Section 11.3.A.1 (Table 11-2A) – Minimum corner side yard**

Required: 3'-5"      Provided: 1' 2"      Waiver: 2'-3"

**Section 21.6.A (3) – Maximum Rear Yard Coverage of Accessory Structure**

Required: 40% of required rear yard      Provided: 60%      Waiver: 20%

**Section 21.6.A (8) – Location of accessory structure relative rear lot line**

Required: 3'      Provided: 0'      Waiver: 3'



**ITEM 18 – Docket Number: 192-15**

**Applicant or Agent:** Park Investment Properties LLC, Sarpy Development, LLC  
**Property Location:** 923 Julia Street **Zip:** 70113  
**Bounding Streets:** Julia St., Dryades St., Girod St., & Baronne St.  
**Zoning District:** CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District  
**Historic District:** Lafayette Square **Planning District:** 1a  
**Existing Use:** Vacant Lot **Square Number:** 257  
**Proposed Use:** Multi-Family Residence **Lot Number:** 6 & 7  
**Project Planner:** Brittany B. DesRocher (bbdesrocher@nola.gov)

**Request Citation:** This request is for variances from the provisions of Article 17, Section 17.3.B.1, and Article 17, Section 17.6.D.9 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a multi-family residence with no ground-floor uses and with a garage entrance on a pedestrian street.

**Requested Waivers:**

**Article 17, Section 17.3.B.1 -Use Restrictions**

Required: 25% of floor area occupied by required use

Provided: 0% of floor area occupied by required use

Waiver: 25% of floor area occupied by required use

**Article 17, Section 17.6.D.9 - Building Design**

Required: No garage entrances, driveways or loading bays

Provided: Garage entrance

Waiver: Garage entrance



**ITEM 19 – Docket Number: 193-15**

**Applicant or Agent:** Derek Scontrino  
**Property Location:** 6304 Pontchartrain Boulevard **Zip:** 70124  
**Bounding Streets:** Pontchartrain Blvd., W. Harrison Av., Ave. C, & 26th St.  
**Zoning District:** S-LB1 Lake Area Neighborhood Business District  
**Historic District:** N/A **Planning District:** 5  
**Existing Use:** Vacant Lot **Square Number:** 15  
**Proposed Use:** Mixed-Use **Lot Number:** 9-A  
**Project Planner:** Cameron Bonnett (cdbonnett@nola.gov)

**Request Citation:** This request is for variances from the provisions of **Article 14, Section 14.3.A.1** (*Table 14-2*) of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the construction of a mixed-use development with insufficient minimum lot area and insufficient minimum lot depth.

**Requested Waivers:**

**Section 14.3.A.1** (*Table 14-2*) – Minimum Lot Area  
**Required:** 10,000 sq. ft. **Provided:** 9,600 sq. ft. **Waiver:** 400 sq. ft.  
**Section 14.3.A.1** (*Table 14-2*) - Minimum Lot Width  
**Required:** 100' **Provided:** 80' **Waiver:** 20'



**ITEM 20 – Docket Number: 194-15**

**Applicant or Agent:** Yung Lau, Edward Suffern  
**Property Location:** 3001 Napoleon Avenue **Zip:** 70125  
**Bounding Streets:** S. Claiborne Av., Napoleon Av., S. Derbigny St., & Gen. Perhsing St.  
**Zoning District:** MU-1 Medium Intensity Mixed-Use District  
**Historic District:** N/A **Planning District:** 3  
**Existing Use:** Vacant Lot **Square Number:** 694  
**Proposed Use:** Mixed-Use **Lot Number:** 1, 2, 3, Pt. 4  
**Project Planner:** Tyler Antrup (tjantrup@nola.gov)

**Request Citation:** This request is for a variance from the Building Design Standards of Article 15, Section 15.3.B (a) of the Comprehensive Zoning Ordinance.

**Request:** To permit the construction of a commercial building that is not oriented to the corner.

**Requested Waiver:**

**Section 5.3.B (a) – Building Design Standards**

**Required:** The primary entrances shall be oriented to the street or to the corner if the structure is on a corner lot.

**Provided:** The proposed building is oriented towards a parking area, which faces the corner.

**Waiver:** To allow the construction of a building whose primary entrances are not oriented to the corner.



**ITEM 21 – Docket Number: 195-15**

**Applicant or Agent:** Governor House of New Orleans, LLC, Richard Choate  
**Property Location:** 1630 Canal Street **Zip:**  
**Bounding Streets:** Canal St., S. Claiborne Av., Cleveland Av., & S. Robertson St.  
**Zoning District:** CBD-7 Bio-Science District  
**Historic District:** N/A **Planning District:** 1a  
**Existing Use:** Hotel/Motel **Square Number:** 404  
**Proposed Use:** Hotel/Motel **Lot Number:** A-1  
**Project Planner:** Arlen D Brunson (adbrunson@nola.gov)

**Request Citation:** This request is for a variance from the provisions of Article 22, Section 22.10.B.1 of the Comprehensive Zoning Ordinance.

**Request:** This request is to permit the renovation of a hotel with insufficient loading space width and vertical clearance.

**Requested Waivers:**

**Section 22.10.B.1 –Dimensions-Width**

Required: 12’                      Provided: 11’-2”                      Waiver: 10”

**Section 22.10.B.1 –Dimensions-Vertical Clearance**

Required: 14’                      Provided: 10’-4”                      Waiver: 3’-8”

**G. Director of Safety and Permits Decision Appeals – Unfinished Business**

**ITEM 22 – Docket Number: 183-15**

**Applicant or Agent:** Riverlake New Orleans Properties, LLC, Justin B. Schmidt  
**Property Location:** 7706 Burthe Street **Zip:** 70118  
**Bounding Streets:** Burthe St., Adams St, Maple St., and Burdette St.  
**Overlay District:** N/A  
**Zoning District:** HU-RD2 Historic Urban Two-Family Residential District  
**Historic District:** N/A **Planning District:** Planning  
**Existing Use:** Office **Square Number:** 97  
**Proposed Use:** Office **Lot Number:** 4

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the loss of non-conforming status of a commercial use.

**H. Director of Safety and Permits Decision Appeals – Unfinished Business****ITEM 23 – Docket Number: 196-15**

**Applicant or Agent:** Neal Schexnider  
**Property Location:** 1421-1423 Marais Street **Zip:** 70116  
**Bounding Streets:** Marais St., Esplanade Av., N. Villere St., & Kerlerec St.  
**Zoning District:** HMR-3 Historic Marigny/Tremé/Bywater Residential District  
**Historic District:** Treme **Planning District:** 4  
**Existing Use:** Multi-Family Residence **Square Number:** 501  
**Proposed Use:** Multi-Family Residence **Lot Number:** F

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the Director of the Department of Safety and Permits regarding the determination that an eight-plex has maintained legal non-conforming status.

**ITEM 24 – Docket Number: 197-15**

**Applicant or Agent:** N. Clark, LLC  
**Property Location:** 223 N. Clark Street **Zip:** 70119  
**Bounding Streets:** N. Clark St., Bienville St., N. Genois St., & Iberville St.  
**Zoning District:** HU-MU Neighborhood Mixed-Use District  
**Historic District:** N/A **Planning District:** 4  
**Existing Use:** Vacant Lot **Square Number:** 477  
**Proposed Use:** Single-Family Residence **Lot Number:** U-1

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the issuance of Building Permit No. 15-24879-NEWC, to permit the new construction of a two-story single-family residence.



**ITEM 25 – Docket Number: 198-15**

**Applicant or Agent:** Jack Properties LLC  
**Property Location:** 2540 Desire Street **Zip:** 70117  
**Bounding Streets:** Desire St., Law St., Piety St., & N Dorgenois St.  
**Zoning District:** HU-RD2 Two-Family Residential District  
**Historic District:** N/A **Planning District:** 7  
**Existing Use:** Restaurant, Fast Food **Square Number:** 1397  
**Proposed Use:** Restaurant, Fast Food **Lot Number:** Pt. N

**Request Citation:** This is an appeal of a decision of the Director the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance.

**Request:** This is an appeal of the decision of the Director of the Department of Safety and Permits regarding the determination that a conditional use application to permit the sale of alcoholic beverages for on-premise and off-premise consumption at a restaurant, cannot be amended to also request a conditional use to permit fast-food restaurant, as the application for said amendment (fast-food) was not complete prior to August 12, 2015.

- I. **Presentation – Mandatory HUD Fair Housing Training**
- J. **Adjournment**